



Dane County

Meeting Agenda - Final

Zoning & Land Regulation Committee

Consider:

Who benefits? Who is burdened?

Who does not have a voice at the table?

How can policymakers mitigate unintended consequences?

Tuesday, August 27, 2019

6:30 PM

City - County Building, ROOM 354
210 Martin Luther King Jr. Blvd., Madison

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A. Call to Order

B. Public comment for any item not listed on the agenda

C. Consideration of Minutes

D. Public Hearing for Zoning Map Amendments, Conditional Use Permits, and Ordinance Amendments

[11444](#)

PETITION: REZONE 11444

APPLICANT: ROBERT LANGE

LOCATION: SOUTH OF 1026 COUNTY HIGHWAY N, SECTION 16,
TOWN OF DUNKIRK

CHANGE FROM: FP-35 General Farmland Preservation District TO
RR-2 Rural Residential District

REASON: creating one residential lot

Attachments: [11444 Staff Report](#)

[11444 Density](#)

[11444 Map](#)

[11444 APP](#)

[11450](#) PETITION: REZONE 11450
APPLICANT: GALINA I POWERS
LOCATION: 1665 HILLSIDE DRIVE, SECTION 35, TOWN OF
CHRISTIANA
CHANGE FROM: FP-35 General Farmland Preservation District TO
RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11450 Staff Report](#)
[11450 Density](#)
[11450 Letter from applicant](#)
[11450 Map](#)
[11450 APP](#)

[11451](#) PETITION: REZONE 11451
APPLICANT: RYAN DEDOLPH
LOCATION: NORTH OF 97 MOUND DRIVE, SECTION 36, TOWN OF
ALBION
CHANGE FROM: RM-8 Rural Mixed-Use District TO RM-16 Rural
Mixed-Use District
REASON: creating one residential lot

Attachments: [11451 Staff Report](#)
[11451 Town](#)
[11451 Map](#)
[11451 APP](#)

[11452](#) PETITION: REZONE 11452
APPLICANT: JOEL G GRANT
LOCATION: 2416 SPRING ROSE ROAD, SECTION 19, TOWN OF
VERONA
CHANGE FROM: A-4 Agriculture District TO C-2 Commercial District
REASON: refinancing/loan purposes

Attachments: [11452 Staff Report](#)
[11452 Town](#)
[11452 Map](#)
[11452 APP](#)
[11452 Town](#)

[11453](#) PETITION: REZONE 11453
APPLICANT: PROPERTY OWNERS IN THE TOWN OF MIDDLETON
LOCATION: TOWN OF MIDDLETON, SECTIONS 20, TOWN OF
MIDDLETON
CHANGE FROM: Various Zoning Changes
REASON: Blanket Rezone to correct zoning district map

Attachments: [11453 Staff Report](#)
[11453 APP](#)

[11454](#) PETITION: REZONE 11454
APPLICANT: BRENT A & NICK BRATTLIE
LOCATION: 4933 KNUDSON DRIVE, SECTION 31, TOWN OF
MEDINA
CHANGE FROM: FP-35 General Farmland Preservation District TO
RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11454 Staff Report](#)
[11454 Town](#)
[11454 Map](#)
[11454 APP](#)

[11455](#) PETITION: REZONE 11455
APPLICANT: DAKOTA J GRAY
LOCATION: 724 WASHINGTON ROAD, SECTION 19, TOWN OF
ALBION
CHANGE FROM: SFR-08 Single Family Residential District AND
FP-35 General Farmland Preservation District TO RR-8 Rural
Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11455 Staff Report](#)
[11455 Town](#)
[11455 Density](#)
[11455 Map](#)
[11455 APP](#)

[11456](#) PETITION: REZONE 11456
APPLICANT: BAUER LIVING TR, ROBERT C & PAULA A
LOCATION: 3716 COUNTY HIGHWAY B, SECTION 22, TOWN OF DUNN
CHANGE FROM: A-1EX Agriculture District AND RH-1 Rural Homes District TO R-1 Residence District
REASON: shifting of property lines between adjacent land owners

Attachments: [11456 Staff Report](#)

[11456 Town](#)

[11456 Density](#)

[11456 Map](#)

[11456 APP](#)

[11457](#) PETITION: REZONE 11457
APPLICANT: TIMOTHY HERBSLEB
LOCATION: 6392 VIADUCT ROAD, SECTION 12, TOWN OF DANE
CHANGE FROM: RR-4 Rural Residential District TO RR-1 Rural Residential District AND RR-2 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11457 Staff Report](#)

[11457 Town](#)

[11457 Map](#)

[11457 APP](#)

[11458](#) PETITION: REZONE 11458
APPLICANT: BUCKYS PORTABLE TOILETS INC
LOCATION: LANDS SOUTH OF 1185 US HIGHWAY 14, SECTION 7, TOWN OF RUTLAND
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-4 Rural Residential District AND HC Heavy Commercial District
REASON: expansion of commercial district and creating a residential lot

Attachments: [11458 Staff Report](#)

[11458 Density](#)

[11458 Map](#)

[11458 APP](#)

[11459](#) PETITION: REZONE 11459
APPLICANT: BRENT BRATTLIE
LOCATION: 4107 BANNON ROAD, SECTION 14, TOWN OF DEERFIELD
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-2 Rural Residential District
REASON: creating one residential lot

Attachments: [11459 Staff Report](#)
[11459 Town](#)
[11459 Density](#)
[11459 Map](#)
[11459 APP](#)

[11460](#) PETITION: REZONE 11460
APPLICANT: ANTHONY E HENSEN
LOCATION: 6743 COUNTY HIGHWAY I, SECTION 27, TOWN OF VIENNA
CHANGE FROM: RR-4 Rural Residential District AND FP-35 General Farmland Preservation District TO RR-8 Rural Residential District
REASON: shifting of property lines between adjacent land owners

Attachments: [11460 Staff Report](#)
[11460 Town](#)
[11460 Density](#)
[11460 Map](#)
[11460 APP](#)

[11461](#) PETITION: REZONE 11461
APPLICANT: DQ DEVELOPMENT LLC
LOCATION: 3624 PIONEER ROAD, SECTION 29, TOWN OF MIDDLETON
CHANGE FROM: LC Limited Commercial District TO GC General Commercial District
REASON: compliance for existing structures and land uses

Attachments: [11461 Staff Report](#)
[11461 Map](#)
[11461 APP](#)

[11462](#) PETITION: REZONE 11462
APPLICANT: WALTER R JOBE
LOCATION: 2416 COUNTY HIGHWAY MN, SECTION 33, TOWN OF
COTTAGE GROVE
CHANGE FROM: RR-2 Rural Residential District TO GC General
Commercial District
REASON: Zoning compliance for an existing pet boarding facility and
crematorium

Attachments: [11462 Staff Report](#)
[11462 Town](#)
[11462 Map](#)
[11462 APP](#)

[CUP 02475](#) PETITION: CUP 02475
APPLICANT: WALTER R JOBE
LOCATION: 2416 COUNTY HIGHWAY MN, SECTION 33, TOWN OF
COTTAGE GROVE
CUP DESCRIPTION: Domestic Pet Boarding; Single Family
Residence; Crematorium

Attachments: [CUP 2475 staff report](#)
[CUP 2475 Town](#)
[CUP 2475 Map](#)
[CUP 2475 APP](#)

[11463](#) PETITION: REZONE 11463
APPLICANT: VERMONT, TOWN OF
LOCATION: TOWN OF VERMONT, SECTION 15, TOWN OF
VERMONT
CHANGE FROM: Various Parcels
REASON: Blanket Rezone to correct zoning district map

Attachments: [11463 Staff Report](#)
[11463 Town](#)
[11463 APP](#)

[11464](#) PETITION: REZONE 11464
APPLICANT: WINDSOR QUARRY LLC
LOCATION: WEST OF VILAS HOPE ROAD, SECTION 18, TOWN OF COTTAGE GROVE
CHANGE FROM: AT-35 Agriculture Transition District TO UTR Utility, Transportation and ROW District , SFR-08 Single Family Residential District TO FP-35 General Farmland Preservation District, FP-35 General Farmland Preservation District TO UTR Utility, Transportation and ROW District AND SFR-08 Single Family Residential District
REASON: create 18 lot residential subdivision and 3 stormwater outlots

Attachments: [11464 Staff Report](#)
[11464 Town](#)
[11464 Density](#)
[11464 APP](#)
[11464 Map](#)

[11465](#) PETITION: REZONE 11465
APPLICANT: POSSIN LIVING TR, ORIS & ELAINE A
LOCATION: 439 US HIGHWAY 51, SECTION 7, TOWN OF ALBION
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11465 Staff Report](#)
[11465 Town](#)
[11465 Density](#)
[11465 Map](#)
[11465 APP](#)

[11466](#) PETITION: REZONE 11466
APPLICANT: ALTEMUS POSSIN SCIENCE FUND INC
LOCATION: 1421 TOWER DRIVE, SECTION 2, TOWN OF DUNKIRK
CHANGE FROM: FP-35 General Farmland Preservation District TO RR-1 Rural Residential District
REASON: separating existing residence from farmland

Attachments: [11466 Staff Report](#)
[11466 Town](#)
[11466 Density](#)
[11466 Map](#)
[11466 APP](#)

[11467](#) PETITION: REZONE 11467
APPLICANT: SLATER J DIEDERICH
LOCATION: 10267 COUNTY HIGHWAY Y, SECTION 27, TOWN OF MAZOMANIE
CHANGE FROM: RR-4 Rural Residential District TO LC Limited Commercial District
REASON: limited commercial for zoning compliance of a tree service operation

Attachments: [11467 Staff Report](#)
[11467 Town](#)
[11467 Map](#)
[11467 APP](#)

[CUP 02476](#) PETITION: CUP 02476
APPLICANT: SLATER J DIEDERICH
LOCATION: 10267 COUNTY HIGHWAY Y, SECTION 27, TOWN OF MAZOMANIE
CUP DESCRIPTION: single family residence within a commercial zoning district

Attachments: [CUP 2476 Staff Report](#)
[CUP 2476 Operations Plan](#)
[CUP 2476 Map](#)
[CUP 2476 APP](#)

[11468](#) PETITION: REZONE 11468
APPLICANT: OUNLA THONGSAVANH
LOCATION: 2154 RINDEN ROAD, SECTION 3, TOWN OF PLEASANT SPRINGS
CHANGE FROM: A-1EX Agriculture District TO A-2 Agriculture District
REASON: zoning district change to allow CUP for religious uses

Attachments: [11468 Staff Report](#)
[11468 Density](#)
[11468 Map](#)
[11468 APP](#)

[CUP 02477](#) PETITION: CUP 02477
APPLICANT: OUNLA THONGSAVANH
LOCATION: 2154 RINDEN ROAD, SECTION 3, TOWN OF PLEASANT
SPRINGS
CUP DESCRIPTION: religious uses

Attachments: [CUP 2477 Staff Report](#)
[CUP 2477 Map](#)
[CUP 2477 APP](#)

[CUP 02474](#) PETITION: CUP 02474
APPLICANT: DANIEL S SCHMITT
LOCATION: 7699 STATE HIGHWAY 113, SECTION 10, TOWN OF
DANE
CUP DESCRIPTION: limited family business-Farm equipment repair
business

Attachments: [CUP 2474 Staff Report](#)
[CUP 2474 Map](#)
[CUP 02474 APP](#)

E. Zoning Map Amendments and Conditional Use Permits from previous meetings

[11406](#) PETITION: REZONE 11406
APPLICANT: STEVEN N COWAN
LOCATION: NORTH OF 4567 COUNTY HIGHWAY JJ, SECTION 2,
TOWN OF VERMONT
CHANGE FROM: A-2 Agriculture District TO A-2 (4) Agriculture
District, A-2 Agriculture District TO A-2 (8) Agriculture District, A-1EX
Agriculture District TO A-2 (4) Agriculture District
REASON: creating two residential lots

Attachments: [11406 Staff Update](#)
[11406 Town](#)
[11406 Revised CSM](#)
[11406 Density](#)
[11406 Map](#)
[11406 Previous Restrictions](#)
[11406 APP](#)

Legislative History

4/30/19 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by KNOLL, seconded by WEGLEITNER, to postpone action due to no Town action and concerns regarding housing density and environmental features. The motion carried by the following vote: 4-0. Passed

[11364](#)

PETITION: REZONE 11364
APPLICANT: ROBERT P RIEGE
LOCATION: EAST, WEST AND SOUTH OF 638 US HIGHWAY 12/18,
SECTION 3, TOWN OF CHRISTIANA
CHANGE FROM: A-1EX Agriculture District TO A-4 Agriculture District, A-1EX Agriculture District TO RH-1 Rural Homes District, A-1EX Agriculture District TO RH-1 Rural Homes District
REASON: creating two residential lots

- Attachments:** [11364 Staff Update](#)
[11364 Town](#)
[11364 Revised 3 lot CSM](#)
[11364 Density](#)
[11364 Map](#)
[11364 APP](#)

Legislative History

11/27/18 Zoning & Land Regulation postponed to the Zoning & Land
Committee Regulation Committee

A motion was made by KNOLL, seconded by BOLLIG, that this Zoning Petition be postponed due to no town action and public opposition. The motion carried by the following vote: 4-0. Passed

[11427](#)

PETITION: REZONE 11427
 APPLICANT: JEFFERY S MOERKE
 LOCATION: EAST OF 4509 STATE HIGHWAY 73, SECTION 4,
 TOWN OF DEERFIELD
 CHANGE FROM: FP-35 Farmland Preservation District TO RR-4 Rural
 Residential District AND RR-8 Rural Residential District,
 FP-35 TO FP-1 Farmland Preservation, RR-4 Rural Residential District
 TO RR-8 Rural Residential District
 REASON: shifting of property lines between adjacent land owners

- Attachments:** [11427 Staff Update](#)
[11427 Second revision to Plat](#)
[11427 Town Action](#)
[11427 Density](#)
[11427 Revised Lot Layout](#)
[11427 Pages from Town Plan](#)
[11427 Map](#)
[11427 APP](#)
[11427 APP Revised](#)

Legislative History

6/25/19	Zoning & Land Regulation Committee	postponed to the Zoning & Land Regulation Committee
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A motion was made by WEGLEITNER, seconded by PETERS, to postpone action to allow time for the applicant to revise the proposal to meet Town Comprehensive Plan policies. The motion carried by the following vote: 4-0. Passed

7/23/19	Zoning & Land Regulation Committee	recommended for approval as amended
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A motion was made by Knoll, seconded by Audet to recommend approval of the zoning petition with the following conditions. The motion carried 4-0.

1. The development restriction / "environmental setback line" currently shown on lots 3 and 4 of CSM #14796 shall be depicted in the same location on proposed lots 3 and 4 of the subdivision plat.
2. Amend the requested zoning district classification to RR-8.
3. Amend the zoning district boundaries as shown in the concept map submitted by the applicant's surveyor and dated 7/8/19.
4. A subdivision plat shall be recorded with the Register of Deeds within 1 year of rezoning approval. Passed

8/15/19 County Board re-referred to the Zoning & Land Regulation Committee
A motion was made by KNOLL, seconded by SCHAUER, that the Zoning Petition be re-referred to the Zoning & Land Regulation Committee. The motion carried by a voice vote. Passed

[CUP 02473](#)

PETITION: CUP 02473
APPLICANT: TYROL PROPERTIES LLC
LOCATION: 3487 BOHN ROAD, SECTION 28, TOWN OF VERMONT
CUP DESCRIPTION: outdoor assembly / entertainment

Attachments: [CUP 2473 Staff Update](#)

[CUP 2473 Town](#)

[CUP 2473 Map](#)

[CUP 02473 APP](#)

Legislative History

7/23/19 Zoning & Land Regulation Committee postponed to the Zoning & Land Regulation Committee

A motion was made by Audet, seconded by Knoll to postpone action on the petition due to no town action. The motion carried 4-0. Passed

F. Plats and Certified Survey Maps

[2019 LD-014](#) Preliminary Plat - Bittersweet (lot line adjustment of CSM #14796)
Town of Deerfield
Staff recommends acceptance and schedule for future consideration (9/10/2019)

Attachments: [acceptance](#)

[Density report](#)

[REVISED_Bittersweet ac 5 lot](#)

[map](#)

[2019 LD-015](#) Hubbard Trust 4-lot Certified Survey Map
Town of Middleton

Attachments: [Report](#)

[20190814111729](#)

[CSM10302MiddletonSection04](#)

G. Resolutions

H. Ordinance Amendment

I. Items Requiring Committee Action

J. Reports to Committee

K. Other Business Authorized by Law

L. Adjourn

Questions? Contact Roger Lane, Planning and Development Department, 266-4266, lane.roger@countyofdane.com

NOTE: If you need an interpreter, translator, materials in alternate formats or other accommodations to access this service, activity or program, please call the phone number below at least three business days prior to the meeting.

NOTA: Si necesita un intérprete, un traductor, materiales en formatos alternativos u otros arreglos para acceder a este servicio, actividad o programa, comuníquese al número de teléfono que figura a continuación tres días hábiles como mínimo antes de la reunión.

LUS CIM: Yog hais tias koj xav tau ib tug neeg txhais lus, ib tug neeg txhais ntawv, cov ntawv ua lwm hom ntawv los sis lwm cov kev pab kom siv tau cov kev pab, cov kev ua ub no (activity) los sis qhov kev pab cuam, thov hu rau tus xov tooj hauv qab yam tsawg peb hnuv ua hauj lwm ua ntej yuav tuaj sib tham.